

Bollards Lane

Sutton Bonington, Loughborough, LE12 5PA

John 
German







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£400,000

Enjoying a superb and secluded position in this well regarded Nottinghamshire village, this spacious family home occupies a generous and mature plot, boasting fantastic views, driveway and a double garage.

Upon arrival at Bollards Lane, you will first notice the unrivalled position of this superb family home. With a double garage and driveway at ground level, steps rise to the front entrance door, surrounded by mature and attractive gardens. Before you enter the property, it is worth taking the time to look around and appreciate your surroundings as the property is set in wonderful established grounds with views towards St Michael's Church.

Entering the property, you step into the reception hall which offers a space for shoes and coats before entering the living space.

Starting in the principal bedroom, a superb double with twin aspect double-glazed windows and an accompanying dressing area and en-suite bathroom with a corner panelled bath, separate shower enclosure, wash hand basin, bidet and WC.

Continuing through, we move to the spacious living room with a feature fire and surround offering a focal point and patio doors to the terraced seating area above the garage. This is the ideal room for relaxing in and enjoying the far reaching views, with ample space for furniture and access into the inner hallway which has doors to the rest of the accommodation.

The breakfast kitchen is fitted with a range of wood fronted base and eye level units with contrasting work surfaces and breakfast bar, fitted appliances including oven, hob and microwave, space for a dishwasher with windows looking out to the front aspect.

Opposite the breakfast kitchen are two further double bedrooms which occupy a rear aspect position. Serving these two bedrooms are a family bathroom with a P shaped bath having a shower over, along with a separate shower room on the opposite side of the hallway.

A useful utility room serves the kitchen well and providing additional sink unit, storage and appliance space with plumbing for a washing machine.

Completing the accommodation is the dining room, a lovely room for entertaining, with space for a dining table and chairs and patio doors making the most of the views offered to the front aspect.

Proceed outside and you will find the terraced seating area above the garage which offers a fantastic place for sitting out and enjoying the enviable position the property enjoys. The mature garden plot also has a lawned area with space for a shed, with the plot extending to approximately 0.3 acres.

Agents Note: Please note, although the accommodation is arranged over one floor, please be mindful that there are steps leading to the front entrance door.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

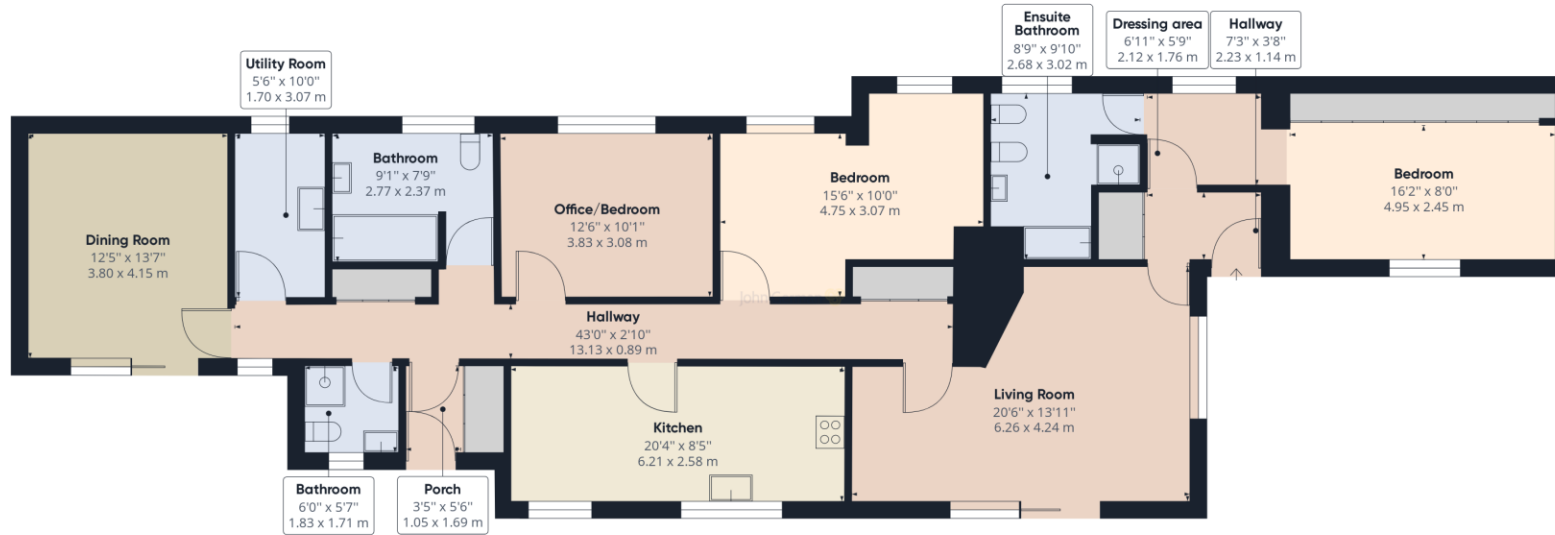
Useful Websites: www.gov.uk/government/organisations/environment-agency
www.rushcliffe.gov.uk

Our Ref: JGA/04052023

Local Authority/Tax Band: Rushcliffe Borough Council / Tax Band F







Approximate total area⁽¹⁾
 1557.38 ft²
 144.69 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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